141.0	0007	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	557,500 /	557,500
					USE VALUE:	557,500 /	557,500
					ASSESSED:	557,500 /	557,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		WALNUT TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN EZEKIEL W &	
Owner 2:	MUOIO ANNA	
Owner 3:		
Street 1:	71 WALNUT STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: N

PREVIOUS OWNER

Owner 1:	SWEEZY SAMUEL -
Owner 2:	-
Street 1:	24 SAMOSET RD
Twn/City:	WABAN
St/Prov:	MA Cntry:
Postal:	02468

NARRATIVE DESCRIPTION

This parcel contains 7,566 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1910, having primarily Clapboard Exterior and 780 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7566.000	104,100	500	452,900	557,500
Total Card	0.174	104,100	500	452,900	557,500
Total Parcel	0.174	104,100	500	452,900	557,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 714.74 | /Parcel: 714.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	104,100	500	7,566.	452,900	557,500	557,500	Year End Roll	12/18/2019
2019	101	FV	109,000	600	7,566.	452,900	562,500	562,500	Year End Roll	1/3/2019
2018	101	FV	109,000	600	7,566.	401,100	510,700	510,700	Year End Roll	12/20/2017
2017	101	FV	109,000	600	7,566.	336,400	446,000	446,000	Year End Roll	1/3/2017
2016	101	FV	109,000	600	7,566.	336,400	446,000	446,000	Year End	1/4/2016
2015	101	FV	109,000	600	7,566.	291,100	400,700	400,700	Year End Roll	12/11/2014
2014	101	FV	109,000	600	7,566.	281,400	391,000	391,000	Year End Roll	12/16/2013
2013	101	FV	109,000	600	7,566.	267,800	377,400	377,400		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEEZY SAMUEL,	62410-398		8/7/2013		377,000	No	No		
SWEEZY NANCY A	47380-599		5/2/2006	Family	99	No	No		
	19234-459		8/1/1988	Forclosure	18,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1929	Redo Bat	1,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/11/2009	Inspected	189	PATRIOT
1/9/2009	Measured	345	PATRIOT
3/29/2005	Inspected	BR	B Rossignol
7/9/2004	Fieldrev-Chg	BR	B Rossignol
11/23/1999	Vacant Lot	243	PATRIOT
1/1/1919			

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7566		Sq. Ft.	Site		0	70.	0.86	8									452,889						452,900	

Total AC/HA: 0.17369 | Total SF/SM: 7566 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 452,889 | Spl Credit | Total: 452,900

PRINT

Date	Time
12/11/20	01:10:32

LAST REV

Date	Time
02/27/20	15:46:21

danam

10941

User Acct: 91126
GIS Ref:
GIS Ref:
Insp Date: 03/11/09

!10941!

USER DEFINED

Prior Id # 1:	91126
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	106.920
Other Features:	65000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	150879
Depreciation:	46772
Depreciated Total:	104106

COMMENTS

SUBDIV OF 81 WALNUT ST, PLAN 511 OF 2004.
NO ACCESS TO BMT.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 4 | BRs: 1 | Baths: | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	M
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	96.23
Special Features:	0	Val/Su Net:	75.43
Final Total:	104100	Val/Su SzAd	133.46

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	32.080	19,246
FFL	First Floor	600	106.920	64,152
HST	Half Story	180	106.920	19,246

Net Sketched Area: 1,380 | Total: 102,644

Size Ad 780 | Gross Are 1800 | FinArea 780

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	60				

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0007-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	GD	1997	0.00	T	13.2	101						
19	Patio	D	Y	1	10X12	A	AV	1997	5.38	T	17.6	101			500			500

More: N | Total Yard Items: 500 | Total Special Featues: | Total: 500

IMAGE

AssessPro Patriot Properties, Inc